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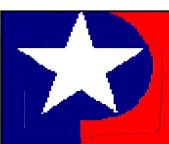
0002

0013.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED: 1,032,100 / 1,032,100
USE VALUE: 1,032,100 / 1,032,100
ASSESSED: 1,032,100 / 1,032,100
Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		VILLAGE LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: WOLKOW NATALIE	
Owner 2:	
Owner 3:	

Street 1: 11 VILLAGE LANE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: MC CARTHY WILLIAM J-MARY E -

Owner 2: -

Street 1: 11 VILLAGE LANE

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .176 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1933, having primarily Brick Veneer Exterior and 2434 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7668	Sq. Ft.	Site			0	85.	0.76	2			Med. Tr	-10					497,280						497,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7668.000	532,300	2,500	497,300	1,032,100		14558
							GIS Ref
							GIS Ref
							Insp Date
							04/05/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	532,300	2500	7,668.	497,300	1,032,100		Year end	12/23/2021
2021	101	FV	516,400	2500	7,668.	497,300	1,016,200		Year End Roll	12/10/2020
2020	101	FV	516,100	2500	7,668.	497,300	1,015,900	1,015,900	Year End Roll	12/18/2019
2019	101	FV	392,500	2500	7,668.	643,500	1,038,500	1,038,500	Year End Roll	1/3/2019
2018	101	FV	335,700	600	7,668.	409,500	745,800	745,800	Year End Roll	12/20/2017
2017	101	FV	335,700	600	7,668.	374,400	710,700	710,700	Year End Roll	1/3/2017
2016	101	FV	335,700	600	7,668.	304,200	640,500	640,500	Year End	1/4/2016
2015	101	FV	327,400	600	7,668.	304,200	632,200	632,200	Year End Roll	12/11/2014

Parcel ID 022.0-0002-0013.A

!1841!

PRINT

Date	Time
12/29/21	20:40:36

Date	Time
05/15/18	10:28:33

apro

1841

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC CARTHY WILLI	62953-324		11/20/2013	Estate/Div	531,750	No	No		
	9986-432		1/1/1901	Family		No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
4/16/2014	359	Renovate	81,563						4/5/2018	Inspected	BS	Barbara S
4/9/2014	328	Renovate	10,800						5/28/2014	External Ins	PC	PHIL C
									5/11/2009	Measured	372	PATRIOT
									9/29/1999	Meas/Inspect	263	PATRIOT
									10/1/1981		MS	

ACTIVITY INFORMATION

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION						BATH FEATURES			COMMENTS						SKETCH										
Type:	6 - Colonial			Full Bath:	1	Rating: Good																			
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:																			
(Liv) Units:	1	Total: 1		3/4 Bath:	1	Rating: Very Good																			
Foundation:	3 - BrickorStone			A 3QBth:		Rating:																			
Frame:	1 - Wood			1/2 Bath:	1	Rating: Very Good																			
Prime Wall:	8 - Brick Veneer			A HBth:		Rating:																			
Sec Wall:		%		OthrFix:		Rating:																			
Roof Struct:	1 - Gable			OTHER FEATURES						RESIDENTIAL GRID															
Roof Cover:	2 - Slate			Kits:	1	Rating: Very Good		1st Res Grid Desc: Line 1 # Units 1																	
Color:	BRICK			A Kits:		Rating:		Level FY LR DR D K FR RR BR FB HB L O																	
View / Desir:				Fpl:	1	Rating: Average		Other																	
GENERAL INFORMATION						WSFlue:		Rating:		Upper															
Grade:	B - Good			CONDOS INFORMATION						Lvl 2															
Year Blt:	1933	Eff Yr Blt:		Location:				Lvl 1																	
Alt LUC:		Alt %:		Total Units:				Lower																	
Jurisdct:	G15	Fact: .		Floor:				Totals						RMs: 8	BRs: 4	Baths: 1	HB: 1								
Const Mod:				% Own:				REMODELING						No Unit	RMS	BRS	FL	RES BREAKDOWN							
Lump Sum Adj:				Name:				Exterior:						1	8	4									
INTERIOR INFORMATION						Interior:																			
Avg Ht/FL:	STD			Phys Cond:	GD - Good	18. %		Additions:																	
Prim Int Wal	2 - Plaster			Functional:		%		Kitchen:																	
Sec Int Wall:		%		Economic:		%		Baths:																	
Partition:	T - Typical			Special:		%		Plumbing:																	
Prim Floors:	3 - Hardwood			Override:		%		Electric:																	
Sec Floors:		%		Total:		18.6 %		Heating:																	
Bsmnt Flr:	14 - Asphalt Tile			CALC SUMMARY						General:															
Subfloor:				Basic \$ / SQ: 130.00						Totals						1	8	4							
Bsmnt Gar:				Size Adj.: 1.26046515																					
Electric:	3 - Typical			Const Adj.: 1.06079388																					
Insulation:	2 - Typical			Adj \$ / SQ: 173.822																					
Int vs Ext:	S			Other Features: 105354																					
Heat Fuel:	2 - Gas			Grade Factor: 1.33																					
Heat Type:	3 - Forced H/W			NBHD Inf: 1.00000000																					
# Heat Sys:	1			NBHD Mod:																					
% Heated:	100	% AC: 100		LUC Factor: 1.00																					
Solar HW:	NO	Central Vac: NO		Adj Total: 653912																					
% Com Wal		% Sprinkled		Depreciation: 121628																					
						Depreciated Total: 532284																			
						WtAv\$/SQ: AvRate: Ind.Val																			
						Juris. Factor: 1.00 Before Depr: 231.18																			
						Special Features: 0 Val/Su Net: 184.95																			
						Final Total: 532300 Val/Su SzAd 309.48																			
MOBILE HOME						Make:			Model:			Serial #:			Year:			Color:							
SPEC FEATURES/YARD ITEMS						PARCEL ID 022-0-0002-0013.A												IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value								
A2	WOOD SHD	D	Y	1	8X16	A	AV	1970	7.56	T	39.2	101			600		600								
19	Patio	D	Y	1	23X31	A	AV	2014	2.78	T	5	101			1,900		1,900								
More: N	Total Yard Items:	2,500		Total Special Features:			Total:	2,500								AssessPro Patriot Properties, Inc									